



To the Honorable Council
City of Norfolk, Virginia

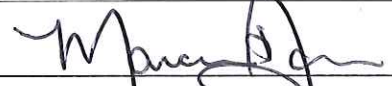
February 23, 2016

From: Charles E. Rigney, Sr. Director of
Development

Subject: Resolution designating the
Greater St. Paul's Revitalization Area

Reviewed: 
Peter H. Chapman, Deputy City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-8

I. **Recommendation:** Adopt Resolution

II. **Applicant:** City of Norfolk, Department of Development

III. **Description**

This agenda item is a resolution designating the Greater St. Paul's Revitalization Area described generally as the area to the east of St. Paul's Boulevard, to the south of East Bute Street, to the west of Fenchurch Street, and to the north of Mariner Street.

IV. **Analysis**

This resolution will designate a revitalization area for the purposes of enabling the Virginia Housing and Development Authority to provide financing for a mixed-income or affordable housing project. The proposed resolution will fulfill the requirements of § 36-55.30:2 of the *Code of Virginia*, 1950.

V. **Financial Impact**

There are no local incentives provided with the designation of the revitalization area.

VI. **Environmental**

N/A

VII. **Community Outreach/Notification**

Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

VIII. **Board/Commission Action:**

N/A

IX. Coordination/Outreach

This letter and ordinance have been coordinated with the Department of Development, the City Attorney's Office and the City Manager's Office.

Supporting Material from the Office of the City Attorney:

- Resolution
- Exhibit A, Map of Revitalization Area

Form and Correctness Approved:

By

Office of the City Attorney

Contents Approved:

By

DEPT. Development

NORFOLK, VIRGINIA

RESOLUTION No.

A RESOLUTION TO DESIGNATE THE AREA GENERALLY TO THE EAST OF ST. PAUL'S BOULEVARD, TO THE SOUTH OF EAST BUTE STREET, TO THE WEST OF FENCHURCH STREET, AND TO THE NORTH OF MARINER STREET IN THE CITY OF NORFOLK AS THE GREATER ST. PAUL'S REVITALIZATION AREA.

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WHEREAS, pursuant to § 36-55.30 of the Code of Virginia, 1950, as amended (the "Code"), the Virginia Housing and Development Authority ("VHDA") is granted and may exercise powers related to the development and financing of residential housing in the Commonwealth of Virginia; and

WHEREAS, a municipality may designate a revitalization area pursuant to § 36-55.30:2 of the Code to empower VHDA to provide financing for a mixed-income housing project in such revitalization area; and

WHEREAS, a revitalization area can be distinguished from a "Redevelopment Area" in that designation of a revitalization area is for the purpose of enabling VHDA to provide financing for a mixed-income or affordable housing project whereas designation as a "Redevelopment Area" is for the purpose of giving a redevelopment and housing authority certain enumerated powers to act within the area to further the redevelopment objectives of the

authority; and

WHEREAS, an important aspect of the City's vision is to help create healthy, vibrant mixed-income communities, replete with market rate and affordable housing options, increased economic activity that expands job opportunities for all residents, and amenities that adequately address local resident demands, including quality shopping, cultural and recreational resources, and high-performing schools; and

WHEREAS, in keeping with the City's vision set forth above and pursuant to § 36-55.30:2 of the Code, the City Council desires to designate and to establish the area of the City within the boundary lines shown on Exhibit A attached hereto as a revitalization area to be known as the "Greater St. Paul's Revitalization Area"; and

WHEREAS, the area of the City encompassed by the Greater St. Paul's Revitalization Area is to be determined in accordance with Exhibit A but can be described generally as the area to the east of St. Paul's Boulevard, to the south of East Bute Street, to the west of Fenchurch Street, and to the north of Mariner Street; now, therefore

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That in furtherance of the above-stated desire and intent of the City Council and pursuant to § 36-55.30:2 of the Code, the City Council hereby

designates that area shown within the boundary lines on Exhibit A attached hereto as the Greater St. Paul's Revitalization Area.

Section 2:- That the City Council hereby finds (i)(a) the Greater St. Paul's Revitalization Area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements, or other facilities in such area are subject to one or more of the following conditions: dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, and (b) the industrial, commercial or other economic development of the Greater St. Paul's Revitalization Area will benefit the City but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or to remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Greater St. Paul's Revitalization Area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Section 3: This ordinance shall be in effect from and after the date of its adoption.

EXHIBIT A

